

## FARMINGTON CITY – CITY COUNCIL MINUTES

FEBRUARY 16, 2021

### WORK SESSION

*Joining via Zoom:*

*City Councilman Brett Anderson,  
City Councilman Scott Isaacson,  
City Councilman Shawn Beus,  
City Councilwoman Amy Shumway,  
City Councilwoman Rebecca Wayment,  
Mayor Jim Talbot,  
City Manager Shane Pace,  
City Recorder Heidi Bouck,*

*Recording Secretary Deanne Chaston,  
Community Development Director Dave  
Petersen,  
Assistant City Manager/Economic  
Development Director Brigham Mellor,  
Assistant City Manager/City Engineer Chad  
Boshell,  
and Finance Director Greg Davis.*

Mayor **Jim Talbot** called the work session to order at 6:04 p.m.

### STRATEGIC PLANNING AND BUDGET DISCUSSION

The work session was held to consider the Strategic Planning and Budget Discussion.

City Manager **Shane Pace** began the discussion. He feels strategic plans are very useful because they give an opportunity to reflect and celebrate what has already been accomplished. He encouraged the Council to remember the strengths of Farmington which include a balance of rural and city life; trees, Main Street and parks; a sense of community; mountainside and trails; friendly town; financial stability; small town historical ambiance; good city employees and government; quality of life; cultural and community events; and civility in public discourse. This community has been proactive in creating stability that helped during the 2008 downturn of the economy. Station Park helped the City stay afloat because of planning.

The five strategic plan subject areas include 1) develop a quality, diversified and stable tax base; 2) provide for future city facilities, equipment, and resources; 3) sustain and enhance Farmington's quality of life, sense of unique community balanced with core services which include public safety, parks and infrastructure; 4) foster and encourage "great" city governance; and preserve and enhance the historic ambiance of downtown.

1. Develop a quality diversified and stable tax base.
  - a. Review and update 10-year revenue and expenditure analysis on an annual basis to guide major budget decisions. The commercial base needs to be reinvented to stay afloat long term. Because Finance Director **Greg Davis** has spent time on COVID-19, CARES money, and the windstorm, he has not been able to look at a 10-year revenue and expenditure analysis. The intent is to do it in-house this time around, rather than hire out as the City has done in years past.
  - b. Assessment Study of Business Park needs/tools.
  - c. Develop and adopt Master Plan for area north of Park Lane to Shepard Lane area east of U.S. Highway 89. Amend zoning text to address number of residential

units, allowed commercial and office uses. This was all done with transparency with the public.

- d. Develop a Request for Proposals (RFP) to provide development partners and masterplan for Old Farm area in a time to meet Redevelopment Agency (RDA) Fund requirements. Councilman **Brett Andreson** said Old Farm is a gem that can be developed after the Business Park. It is a prime piece of real estate. He hopes the City can avoid being reactive and use the land appropriately. **Pace** said there is no hurry on Old Farm. It should be held on for the future, as it will be valuable in the future until at least 2024. If \$1 million was taken from fund balance and put in the RDA fund, it is the City paying itself and making the money available for housing funds. Assistant City Manager/Economic Development Director **Brigham Mellor** likes paying the money back to the RDA early, and he mentioned that there is still a deadline for development of the land.
  - e. Finalize West Davis Corridor impacts on the City. There is an issue of a conservation easement. The City is trying to get the Utah Department of Transportation (UDOT) to go outside the normal procedure of condemning property and reimbursing the City after going to Court. **Pace** said he is currently frustrated with where this project is. **Mayor Talbot** said he has been aggressive with UDOT to get the assessment done and make it meaningful for Farmington citizens, specifically those in the western side of the City. Pristine wetlands and conservation easements will be destroyed.
  - f. Maintain and enhance sales and property taxes. The new business park will increase the sales at Station Park.
2. Provide for future city facilities, equipment and resources.
    - a. Complete Capital Improvements Facilities Plan for equipment, roads, storm drains, parks, culinary water and general government buildings. Prioritize with dates, such as 30 years out for water. Develop rotation schedule so component parts are addressed at least once every five years. **Pace** said there are plenty of ground water rights for the business park. There is already a Weber Basin contract for 500 acre feet. There needs to be a back-up for excess water for culinary water. He feels the City will need to increase the contract for Weber Basin in the future. Assistant City Manager/City Engineer **Chad Boshell** said the City is good on the water rights. He would like to diversify the source, since Weber Basin is expensive. The Shepard Creek well should have a good supply of water and could propel the City into the next 20 years. However, they need another well source in the next few years to handle the growth rate. If the best well were to go down or have a contamination, the City would be hurting to keep up with demand. **Pace** gave an example in Sandy when several wells went down after being contaminated by a chemical usually found in dry cleaning. It was from dry cleaning businesses operating before 1950, and 50 years later trace elements were showing up. Sandy had to walk away from those wells because of those trace elements despite significant investments. **Boshell** said the well will start up slow, bringing out finer silt and sand so as not to plug the screens

surrounding the well. In a few weeks, the City will have a good idea how much water they can plan on measured in gallons per minute.

- b. Street maintenance and pavement plan. The Transportation Utility Fee has provided \$660,000 annually. This type of fee was challenged recently in Pleasant Grove City. The court found Pleasant Grove would have to do it a different way, a decision that is now being appealed. Four cities got together and met with Utah State Senator **Stuart Adams**, who represents Layton, Fruit Heights, and Farmington. Those cities are grateful that they have not seen any legislation to prevent utility fees. Those cities asked **Adams** to let the court handle it before getting involved. Farmington is partially funding that appeal so hopefully the lower decision can be overturned and Farmington can continue to charge that fee. **Pace** said that in the ruling that occurred in Pleasant Grove, they did not have to return the money and could spend what had been collected. Libertas tried to set a precedence by suing Pleasant Grove. No one has sued Farmington yet, and **Pace** doesn't feel the City will be sued. Farmington uses the funds very carefully for road maintenance and nothing else. One city is voluntarily returning the money, despite not being sued yet.
  - c. Establish career staffing for 24/7 Fire/Emergency Medical Services (EMS) coverage. Four people are now on shift. Three are full time, and the fourth position is filled by part-time fire fighters. They use a lot of overtime to cover vacation and sick time. If the City tries to do it now, they will come up short covering vacation and sick time. Paramedic services will be transferring from the County to the cities and districts. The City will have an interlocal agreement coming before them for signature in the next two months. Going from eight to 11 units will increase the coverage in the County. The sheriff is ready to get out of the paramedic services business. Davis and a Florida county are the only two in the country running that old model.
  - d. Fiber to the neighborhoods or home system. The City has had a lot of discussions about this lately, namely with UTOPIA and watching Kaysville's efforts. **Pace** suggests creating a committee and have Assistant City Manager/Economic Development Director **Brigham Mellor** staff it, along with two council members. Councilwoman **Rebecca Wayment** expressed interest.
3. Sustain and enhance Farmington's quality of life, sense of unique community balanced with core services, which include public safety, parks and infrastructure
- a. Promote strong recreation programs and community events.
  - b. More centralized Fire station in Farmington. Budget for acquisition of property. Centralized fire station in Farmington is a goal. The City made a commitment to get back together in August to discuss a three-city district in the County. There is some desire on many fronts for that, but **Pace** is not sure where that will go yet. A seismic study of the current fire station is being done, and hopefully that will provide an estimate to see what it would take to make it seismically safer. A building can be retrofitted to be seismically sound.

- c. Develop plan for potential annexation and land use for area in southeast corner of Farmington (Armstrong and related parcels). There are efforts to develop the southeast quadrant of the City that is currently not part of the City yet. **Pace** said it may be controversial if proposals come forward on the ground that has slopes to deal with. Centerville cannot service the utility needs of that area. Councilman **Scott Isaacson** said the Hillside Ordinance is something he is interested in reviewing. He feels there is too much mountainside development in Bountiful. He doesn't feel it is safe or good planning. He used to be on Centerville's Planning Commission, and considered development on the unstable mountainside. The time to do it is now before a proposal comes before the City. Community Development Director **David Petersen** said an updated ordinance is set to come before the Council in the future. **Pace** said it would be wise to invoke the pending ordinance doctrine so it is up on the agenda.
- d. Pedestrian bridge over Interstate 15 at Park Lane and U.S. Highway 89. **Pace** said the pedestrian bridge will happen, according to representatives. Councilwoman **Amy Shumway** wants to see the design on the Park Lane pedestrian access. **Pace** said he would ask for it on Thursday. He doesn't think it is finished yet, but the design has been funded.
- e. Create tree planting plan and five-year budget for tree planting along: 200 East, south of State Street to the Centerville boundary; North on Main Street from 600 North to the City boundary; interchange east to State Route 106; and I-15 to Buffalo Ranches. The tree replacement plan is to address aging sycamores on Main and State. **Pace** said the biggest deterrent to this plan is budget.
- f. Improve connectivity of sidewalks and trails to neighborhoods.
- g. Finish attractive gateways/signage. This includes creating designs for identified gateways, with a budget and prioritization. The City should consider locations, design and cost for electronic notification signs.
- h. Assess level of park space. Does the City have enough?
- i. Expand aquatic facilities. **Mayor Talbot** said he has reached out to Davis County School District Superintendent **Reid Newey** to find out if the district has interest in cooperating with Farmington for an aquatic center. The school district had already been considering an arrangement in Layton or Clearfield. **Talbot** said the City had talked about expanding the gym and putting a swimming pool on the bottom floor while finishing the top floor for other City activities. **Newey** wanted to know how much it would cost the school district. **Talbot** told him Farmington would put a package together with drawings for a 50 meter pool to use for school activities and swim meets. The School District would have priority over practice time and school meets, but they would pay a hefty amount to get it built. **Pace** said the cost to manage and run the facility must be considered, as it is the much bigger cost in the long term.
- j. Develop and implement an Affordable Housing Plan. The City submitted their plan to the state last year. This year they created an ordinance to follow. Farmington has made a lot of progress on this issue, but there is a lot more to go.

**Pace** said he was intrigued with an option to upgrade substandard housing that has been considered by the City Council lately. Proposed state legislation could eliminate Farmington's ability to use inclusionary zoning, and could make it difficult for the City to upgrade substandard housing like they have been considering. **Petersen** said he is sure there are a few pending developments that will come before the Council in the near future.

**Pace** noted that the true center geographically of the City is the roundabout in Station Park by Chick-fil-A, on the north side of Station Park.

4. Foster and encourage "great" City governance. Promote positive aspects of the City. Share information and promote positive aspects of the City in weekly executive staff meetings and department staff meetings on a regular basis. Ensure quality and consistency of all communication (newsletter, web, and social media) to the public. Obtain citywide email or emergency contact list. Update information timely and use these communications as a marketing tool. **Pace** said the City needs to collect 4,500 resident emails and do better at sending city-wide emails in order to get information out to the public.
  - a. Hire and retain competent and high quality employees through:
    - i. Salary adjustment strategies to keep valuable employees.
    - ii. Appropriate training.
    - iii. Comparable compensation with job market and current job descriptions.  
**Pace** said Human Resource Manager **Holly Gadd** will be addressing the Council in March with a report that compares Farmington salaries to those in other cities. That is why she was recently moved from the City Recorder to the Human Resource position.
    - iv. Appreciation and recognition of employees' service and performance through awards and other means.
    - v. Scheduling of luncheon seminars on informative topics; and
    - vi. holding social events such as summer barbeque and Christmas luncheon, as well as ongoing leadership training for all departments. This has been set aside this year because of COVID.
  - b. Work toward a resolution on broadcasting City Council and Planning Commission meetings. This can have its down sides. The City spent \$50,000 to replace the audio and recording system.
  - c. Enhanced Emergency Operations Center (EOC) training and updated plans. This was exercised during the earthquake and windstorm in 2020. **Pace** said there is still a lot of work to be done. **Mellor** desires to do a debrief of those situations, discussing what was done well and what needs to be improved. Some policies may need to be changed.
  - d. Promote high ethics in City government. Hold annual ethics training for all employees, committee members, boards and elected officials. On an ongoing basis, expect and demand ethical behavior. These trainings may have to be done over Zoom instead of in person.

5. Preserve and enhance the historic ambiance of downtown.
  - a. Develop Master Historic Preservation Plan that establishes preservation priorities and continue to place landmarks and districts on an historic registry.
  - b. Encourage restoration of façade on the corner restaurant and the School District building to the north of the restaurant. **Mayor Talbot** said the Council of Governments (COG) wants updates as to how grant money was spent for this project, so the City needs to work on this so money won't be lost down the road. **Petersen** has been trying to figure this out, but is not getting a lot of support from the building owner, as they are hesitant as to which family member this would fall to.
  - c. Explore financing for decorative streetlights on: West State (Main to 400 West); South Main to end of block; North Main Street (100 South to 600 North); and west on Clark Lane from I-15 to 1525 West. **Pace** said he hopes the Historic Preservation Commission can get funds for this through federal grants. Councilman **Shawn Beus** said that is a good suggestion.

**Pace** asked the Council for modifications, additions or subtractions from the plan. **Shumway** wants to see public art, and **Beus** agreed. **Pace** suggested they bring that idea up during the budget process, as funding solidifies a goal. Councilman **Scott Isaacson** said that in light of the energy and money spent on the youth sports program, he wants to also focus on art, music and other such opportunities. There should be a space provided for those activities, and the event center is hard to book for things like a concert. He would like to emphasize the arts and music. Councilman **Brett Anderson** said there has been talk of a big park to replace the land that UDOT took from Farmington. He envisions amenities such as a venue for music that will draw crowds to a new park, like New York's Central Park. **Isaacson** mentioned Layton's amphitheater and its success and **Pace** mentioned Sandy's amphitheater, which received more positive feedback than anything else in that community. **Mayor Talbot** said it would be worth looking into an amphitheater.

**Pace** said 2020 has been a weird year, but the City has made it work and accomplished a lot even with everything going on. Sometimes we have to be flexible, and go at things a different way in order to get things accomplished.

## **BUDGET PROCESS**

**Pace** said the budget is the lifeblood of cities, and how the Council puts their imprint on the community as elected officials. Finance Director **Greg Davis** said budgeting for next fiscal year depends on projecting revenue for this fiscal year. In the General Fund, the ongoing funds must be separated from one-time revenues. The one-time revenues have been dramatic this year because of the large funding from the federal CARES Act. The \$2.1 million in CARES money will not be ongoing, and was used for public safety wages. The façade grant was \$25,000 in one-time funds. The \$12 million in projected revenues will be ongoing and represent a 1.5 percent increase for Fiscal Year 2022. The biggest portion of the revenues for the General Fund are from sales tax. **Davis** said the City was bracing for the COVID crash, but it did not affect revenues as badly as anticipated. The City had lowered the month-to-month budgets this fiscal

year because of COVID. They anticipated revenue to drop in Fiscal Year 2020 more than it did. While they budgeted for \$5.140 million in revenue while crawling out of the COVID crash, it has looked much better than anticipated for the first five months of this fiscal year. The month of December was good for sales tax revenue. Building permits are another good source of revenue. A decrease of 9.4 percent was projected in building permits. There was a 1.5 percent growth in total ongoing revenues.

Councilwoman **Rebecca Wayment** said she wonders what the top sales tax generators in the City are, and if COVID had caused any changes. **Davis** said he can show those numbers by industries, including which industries have been hit the most by COVID. **Pace** said the area that has performed the best is internet sales. **Davis** said sporting goods went up as well.

**Davis** said the fund balance is at 27 percent of revenues at the end of last year. Ulrich and Associates, the City's auditor, recently reported that the state limit is 25 percent. Adjusting for some restricted amounts, that puts Farmington about \$216,000 over what they are supposed to be according to State statute. This fiscal year, the City can budget a slight draw on the fund balance with a budget amendment. If revenues come in better than projected, the fund balance may still be above 25 percent. **Davis** said state law allows the City to put funds into other capital improvement type of funds, but the amount to put in these other "savings-type" funds will need to be discussed. **Pace** noted that there was current legislation being considered that would allow cities to carry a 35 percent fund balance. **Beus** said he is comfortable with the current 25 percent limit now in place. From a taxpayer and tax association mindset, he would be uncomfortable increasing it to 35 percent. The 25 percent is a reasonable amount, and capital improvement funds are a wiser place to put the money for future use. **Mayor Talbot** said he remembers when the City was operating with a 13 percent fund balance, which was scary. His goal is to keep it above that.

**Davis** said the previous strategic plan discussion helps him to know how to allocate funds including the priorities of the business park, affordable housing, public art, a swimming pool, and street maintenance in light of the transportation fees. The business park will require some investment up front. The staffing market studies will identify if there needs to be additional funds allocated for employee pay. He suggested questioning if the city assets such as vehicles and infrastructure are being maintained and if they are new enough. Is deferred maintenance on assets like the swimming pool being tracked? The seismic study may reveal the need to allocate money for the fire station. It is a policy discussion where the funds come from and the desired levels.

**Mayor Talbot** ended the work session at 7:52 p.m.

## **REGULAR SESSION**

### *Joining via Zoom:*

*City Councilman Brett Anderson,  
City Councilman Scott Isaacson,  
City Councilman Shawn Beus,  
City Councilwoman Amy Shumway,  
City Councilwoman Rebecca Wayment,  
Mayor Jim Talbot,  
City Manager Shane Pace,  
City Attorney Todd Godfrey,  
City Recorder Heidi Bouck,*

*Recording Secretary Deanne Chaston,  
Community Development Director Dave Petersen,  
Assistant City Manager/Economic Development Director Brigham Mellor,  
Finance Director Greg Davis,  
and City Parks and Recreation Director Neil Miller.*

## **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 8:05 p.m.

## **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

**Mayor Talbot** offered the invocation, and the Pledge of Allegiance was led by Councilwoman **Rebecca Wayment**.

## **PUBLIC HEARINGS:**

### **Parks and Recreation New Fees and Adjusted Fees**

**Mayor Talbot** said this was presented in depth at the last City Council meeting.

City Parks and Recreation Director **Neil Miller** presented this agenda item. Putting the chalk down between baseball games is a big charge and may not need to be done every time. Two all-star teams U10 and U12 will be new for the City. A pickleball fee for nonresidents will be raised to match what is being done in other things. In the future, a cost analysis will need to be done to make sure that all programs are charging what they should to cover costs of running things.

**Mayor Talbot** opened and closed the Public Hearing at 8:11 p.m. Nobody signed up in person or electronically to address the Council on the issue.

### ***Motion:***

Councilman **Brett Anderson** moved that the City Council approve the new and adjusted fees consistent with the Staff report. New fees adopted include recreation standalone field use deposits; baseball fields maximum per day, per field; fourplex—facility and field use and prep; soccer fields nets—rental, including setup and takedown; youth competition baseball; and adult softball. Adjustments to existing fees include soccer field goals—setup and takedown; field rentals—first two hours and additional hours; and pickleball.

Councilman **Shawn Beus** seconded the motion. All Council members voted in favor, as there was no opposing vote.



## **Fiscal Year 2021 Budget amendment #2 (BA2)**

City Finance Director **Greg Davis** presented this agenda item. **Davis** said he was initially not sure what CARES money the City would receive. A total of \$2.1 million came in, and the City is fortunate to get that funding to split between two fiscal years. The money was used for community development planning and zoning software, grants to small businesses through Davis County, and public safety wages for fire and police.

This budget amendment includes the following budget changes: a \$150,000 expenditure increase in affordable housing for RDA Station Park; a \$42,000 expenditure increase in Capital Projects—Streets funds for trail crossings, pedestrian safety, and signage with flashing beacons; a \$45,000 expenditure increase in Capital Projects—Parks fund for the Forbush Park expansion; and a \$746,000 Fiscal Year 2021 revenue decrease from the General fund regarding CARES Act funds being received and then split between fiscal years. The amendment reflects moving \$746,000 of the CARES Act funding back into FY2020 for support of public safety wages from March to June 2020. City crews will do some of the work on the Forbush Park expansion in an attempt to get it ready for Festival Days. City Manager **Shane Pace** said this does not include fencing to the property owner to the north. He hopes to come back with a budget adjustment for that in the future.

The State Auditor's office chose Farmington as one city to audit how CARES funds have been used. **Davis** submitted all the transactions, and the State Auditor will get back with their conclusion. **Mayor Talbot** and **Pace** said it is a compliment to be audited by the State. In addition, **Davis** said he turns transparency reports in to the State quarterly.

**Mayor Talbot** opened and closed the Public Hearing at 8:23 p.m. Nobody signed up in person or electronically to address the Council on the issue. He said paying wages for first responders was an appropriate use of CARES money. At first it was for materials, equipment, and sanitizers. When those were not a great expense, the first responder wages were.

### ***Motion:***

Councilman **Scott Isaacson** moved that the City Council approve the Resolution adopting the municipal budget amendment for FY2021 as included in the staff report. This is one budget amendment to the General Fund and three other governmental funds—RDA Station Park, Capital Projects for Streets, and Capital Projects for Parks.

Councilwoman **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

### **BUSINESS:**

## **Sale of Land to Utah Department of Transportation (UDOT) for West Davis Corridor (WDC) Right-of-way (ROW)**

Economic Development Director **Brigham Mellor** presented this agenda item. All the parcels are remnant parcels that the city acquired through development. Some are right of way, left over pieces of roads or side treatments, sidewalks and parking strips, that the City actually owns. A

lot of larger parcels are detention basins. UDOT will have to address detention issues as they move forward, where water will go and how it gets treated in their system. One is a trail system that was part of Meadow subdivision that didn't get built out as a trail. It is unnecessary with the highway trail that UDOT will build as part of the project.

UDOT wanted to do this sale in October. They sent documentation in the summer addressing detention basin issues. They weren't being very responsive to things Staff wanted them to do with the conservation easement. They had been working with **Mayor Talbot** and **Pace**, but there is not an agreement currently in place, as things didn't get to where the City wanted to go. At beginning of February, the City was notified that UDOT had started the 45-day condemnation process. There are still larger pieces needed in the future on the southern end. UDOT halted the condemnation proceedings in order for tonight's Council meeting to take place. None of these parcels are developable, and the City couldn't sell to anyone else if they wanted to. **Mellor** said the City's dispute with UDOT isn't the value of appraisals or if the City needs the properties. Instead, the City needs UDOT to be responsive and communicate directly about the conservation easement issue. The sale of these parcels comes to \$432,000, and UDOT's appraiser was Integra Realty Resources.

City Attorney **Todd Godfrey** said the two parties are running on separate tracks regarding the conservation easements. When the City stood down, it got UDOT's attention. He said he didn't think the City would gain anything by not cooperating at this point. It is hopeful that the City's cooperation would help UDOT make good on their promises they made three years ago. However, using these parcels as leverage doesn't gain the City anything at this point.

**Isaacson** said he is cynical of appraisals, because the person who pays for them gets what they want. **Mellor** said the appraisal took into account the actual land value as well as the improvement of curb, gutter, asphalt and sidewalk. Some parcels are on the frontage road, which is going away in its present form, but will come back. They are paying for curb, gutter, asphalt, and sidewalk as they rebuild the frontage road. They have two elements in the appraisal: cost for square foot and actual cost of the improvement. **Pace** said if UDOT had taken this approach with the conservation easement, the City wouldn't be where it was in that. This appraisal is very fair. **Godfrey** said these parcels aren't restricted in any way, and the funds can be allocated to the general fund.

**Mayor Talbot** said the City's uncooperation got them a meeting with the Attorney General and UDOT coming up on Thursday, where all parties will sit down and discuss the conservation easement. He said he got talked off the edge and he hopes he doesn't hit a big bump in the road on Thursday.

**Wayment** said the Council is looking at five parcels tonight, and she asked if more will come forward that aren't part of the conservation easement. How many more are they looking at coming down the pipeline?

**Mellor** answered that he knows of one large parcel UDOT needs to take for the Shepard Lane interchange, and another on the Kaysville/Farmington border for the West Davis interchange.

The Shepard Lane parcel is 8 acres of developable land in the heart of the business district, although UDOT won't have to pay Farmington for the ROW.

**Godfrey** said that the City has told UDOT it can't just sell the main corridor to them without UDOT going through the condemnation process. **Mellor** said UDOT tried to put two other pieces of land in the condemnation process, but the City told them that wouldn't work. **Godfrey** said UDOT needs to acquire more land for the corridor, and the City wants UDOT to honor the promises they made previously to **Mayor Talbot**. If the City were to dig in now on these pieces, UDOT will get them anyway in an effort to start the project in a timely way. The City doesn't have legal ability to stall that, and it is not a good fight to fight. He hopes the City's recent cooperation will mean something to UDOT. However, the City is not done dealing with UDOT by any means. Being cooperative on this now does not mean the City is waiving the white flag forever.

**Mayor Talbot** said this has been a long haul and he will never feel comfortable with this. He hopes to get to the finish line. UDOT likes to use the big word "process," and he doesn't understand their process. He wants to see UDOT's efforts in negotiations. He is willing to recommend to the Council that they go ahead and sell the parcels in question.

***Motion:***

**Anderson** moved that the City Council approve the sale of City land (Parcels: 072700106, 072720048, 086330421, 073100114, 073360309, and 084270144) to UDOT for the West Davis Corridor alignment and approve UDOT's request to convey a portion of 1600 South at the intersection of the Interstate 15 frontage road (known as parcel 229B:T) to UDOT, not to include the disposal of any easements on these properties.

**Wayment** seconded the motion, although she is frustrated with this. All Council members voted in favor, as there was no opposing vote.

**Mayor Talbot** said he and **Pace** would update Councilmembers about how the Thursday meeting went before the next Council meeting is held. **Pace** said they will communicate to UDOT that the whole Council is frustrated with the process and how it is functioning.

**Isaacson** said he agrees to stop fighting and play in the sandbox. He said for those who live in West Farmington, this has been horrible for 15 years, as those residents were never given a serious chance to consider alternatives. As a West Farmington resident with friends who live there, he said this is a distressing thing for the City. He hopes they show some compassion and understanding.

**Mayor Talbot** said that in his 15 years with the City, this has been the most frustrating issue to deal with. It is time to bring this to a head and be done with it, and the City and West Farmington residents deserve that. He is confident the City has the right team in place to get it done.

**Shumway** asked that during the Thursday meeting, **Mayor Talbot** and **Pace** remember that this will impact the City beyond what can be imagined. This will have a long-lasting impact on

Farmington. While she is grateful for the opportunity to take the high road and let this motion pass, the Council is weary.

## **SUMMARY ACTION:**

### **Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including approval of minutes from January 5, 2021, and January 19, 2021.

#### ***Motion:***

**Beus** moved to approve the Summary Action list items as noted in the staff report.

**Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

**Pace** presented the Fire Monthly Activity Report for January, which includes a statement about the regular engine purchased 10 years ago that is now having engine trouble. This is something that must be addressed, perhaps as a future budget issue. The transport engine from West Jordan was a good purchase, as it provided a back-up for this engine.

**Pace** told the Council that the League of City and Towns is planning to hold their conference in person on April 22 and 23 in St. George. If Councilmembers want to sign up, they can do so through Human Resource Manager **Holly Gadd**. He also reminded them that he would be on vacation February 24 to 26.

### **Mayor Talbot and City Council Reports**

**Shumway** said she met with Forest Service about getting the lower portion of the Farmington Creek in better shape. That process has been started. This may be a good time for the City to evaluate which recreation events should be kept or done away with. She also expressed her interest in serving on the committee researching fiber being brought to Farmington. She asked for a progress report on the business park.

**Pace** answered that the Boyer Corp submitted a site plan for an office building on the Evans property last week. A proposal from CW Management is coming next week. They must get a permanent easement on the rest of the property to stay commercial. Next up the Council can expect a proposal from **Justin Atwater** on the Romney property, which is a heavily residential proposal with some commercial. City Staff will be starting weekly meetings with STACK on their property. City Engineer **Chad Boshell** finished the Request for Proposals (RFP) for Digital and Commerce Drive, and it is out now. Once proposals are back, an engineering firm will be selected. Design will be six to nine months before construction starts on those roads.

**Pace** said as these three developers move forward, the big issue for the Council to decide involves the residential elements of the proposals. In the next six months, the Council can expect

residential proposals on the Evans/Boyer proposal. He said Staff hasn't heard from Wasatch Properties about their residential proposal, as they are likely doing their pre-work. He expects them to come back in March. All these developers will be using Section 140. In the Development Review Committee (DRC) meeting Monday, it was discussed that developers go quiet when negotiating and working on potential leases, and the City likely won't know much until those leases are signed. Once they have a lease in place, they will likely want to move forward quickly.

**Isaacson** said he would like to avoid a hodge podge of styles among all these developments. He would rather it look cohesive. **Pace** said Staff has hired a consultant to produce a detailed master plan that will be brought to the Council in the near future. This should help with uniformity. On the CW Management development, there are four owners, so it may be difficult to find uniformity. The Atwater development does not match the CW development. On Romney, there is uniformity. There is a question of whether Boyer's office will match STACK's and CW's.

**Mayor Talbot** said all of these proposals are not next to each other, and the Council won't see uniformity. However, as many details as possible will be brought before the Council. He said it has been expressed to all developers that the City would like to see cohesiveness so it looks like a master plan has been followed. He said the wild card is Atwater's development, which will probably be a high density housing proposal on a small piece of ground.

**Pace** said the Evans proposal will be multifamily rental while the CW Management proposal will be high quality townhomes/condos. There is a similar product in Daybreak. STACK will do a good job to keep uniformity through the whole project.

**Isaacson** said he liked the tree planting mentioned in the Strategic Plan, but he would like more details about it. He would like to boost that program this year. **Pace** said there is a difference between trees along streets vs. trees within neighborhoods.

**Wayment** said it is fun to look back on the year after reviewing the Strategic Plan, and she looks forward to the City getting back on track. She knows there was some pushback on electronic meetings, and it has been interesting to see the pros and cons. It has been a learning curve, and she praised the mayor for becoming a master on Zoom.

**Mayor Talbot** said he really likes the Utah League of Cities and Towns conference in St. George. The different environment allows more intimacy, and would be time and money well spent. He suggested that **Pace** get hotel reservations for the whole Council to attend, and cancel them later in the case they don't.

**Mayor Talbot** mentioned two new members on the Trails Committee: **John Lowe** and **Steve Hill**. He knows **Hill**, an attorney, well. **Hill** convinced **Mayor Talbot** to move to Farmington. His family is very familiar with the trails in the City and is involved in 24-hour races.

## **ADJOURNMENT**

### ***Motion:***

**Shumway** made a motion to adjourn the meeting. **Wayment** seconded the motion, which was unanimously approved.

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**Heidi Bouck**, Recorder